

Attachment F

This page intentionally left blank.

County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

FILED
JUN 18 2015
STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	Tanimura & Antle Agricultural Employee Housing Project
File Number:	PLN150371
Owner:	Spreckels Industrial Park LLC
Project Location:	121 Spreckels Boulevard, Salinas (Spreckels Community)
Primary APN:	177-021-015-000
Project Planner:	Bob Schubert, AICP
Permit Type:	Administrative Permit and General Development Plan
Project Description:	The proposed project involves the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities. The project is designed to accommodate between 200 and 800 adult agricultural employees primarily during the harvest season from April through November.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	Monterey County Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	June 19, 2015
Review Period Ends:	July 20, 2015

Further information, including a copy of the application and Initial Study are available at Monterey County RMA-Planning, 168 West Alisal St, 2nd Floor, Salinas, CA 93901 (831) 755-5025.

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING
168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 757-9516



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a General Development Plan and Administrative Permit (Tanimura and Antle Employee Housing Project [Spreckels Industrial Park LLC], File Number PLN150371) at 121 Spreckels Boulevard (APN 177-021-015-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 168 West Alisal, 2nd Floor, Salinas, California and the John Steinbeck Library, 350 Lincoln Avenue, Salinas, California 93901. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm>.

The Planning Commission will consider this proposal at a meeting on July 29, 2015 at 9:00 a.m. in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from June 19, 2015 to July 20, 2015. Comments can also be made during the public hearing.

Project Description: The proposed project involves the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities. The project is designed to accommodate between 200 and 800 adult agricultural employees primarily during the harvest season from April through November.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

For reviewing agencies: Resource Management Agency – Planning requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

- ___ No Comments provided
- ___ Comments noted below
- ___ Comments provided in separate letter

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 CD copies plus one hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. CalTrans District 5 (San Luis Obispo office)
4. Association of Monterey Bay Area Governments
5. Monterey Bay Unified Air Pollution Control District
6. California Department of Fish & Wildlife, Marine Region, Attn: Eric Wilkins
7. Monterey County Water Resources Agency
8. Spreckels Water Company, Russell Hatch
9. City of Salinas
10. Monterey County Regional Fire District
11. John Steinbeck Library
12. Wesley Van Camp, Tanimura & Antle (AKA Spreckels Industrial Park LLC) [Owner]
13. Paul W Davis, Paul Davis Partnership (Agent)
14. Michael Avila, Avila Construction (Applicant)
15. The Open Monterey Project
16. LandWatch
17. Property Owners within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

18. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
19. Emilio Hipolito (ehipolito@nccrc.org)
20. United Brotherhood of Carpenters & Joiners (nedv@nccrc.org)
21. Molly Erickson (Erickson@stamplaw.us)
22. Margaret Robbins (MM_Robbins@comcast.net)
23. Michael Weaver (michaelrweaver@mac.com)
24. Monterey/Santa Cruz Building & Construction (Office@mscbetc.com)
25. Tim Miller (Tim.Miller@amwater.com)
26. Nina Haro-Cordero (cnharo@sbcglobal.net)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING

168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025 FAX: (831) 757-9516



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Tanimura & Antle Agricultural Employee Housing Project

File No.: PLN150371

Project Location: 121 Spreckels Boulevard, Spreckels

Name of Property Owner: Spreckels Industrial Park, LLC

Name of Applicant: Paul Davis

Assessor's Parcel Number(s): APN 177-021-015-000

Acreage of Property: 155.4 acres (including 4.5 acre project site)

General Plan Designation: Industrial

Zoning District: AI-D (Agricultural Industrial-Design Control District)

Lead Agency: Monterey County

Prepared By: Bob Schubert, AICP, Senior Planner

Luis Osorio, Senior Planner

Dan Lister, Assistant Planner

Grace Bogdan, Assistant Planner

Steve Mason, Associate Planner

Date Prepared: June 18, 2015

Contact Person: Bob Schubert, AICP, Senior Planner

Phone Number: (831) 755-5183

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project

Overview: The Tanimura and Antle (T & A) Industrial Park is located in the town of Spreckels and encompasses approximately 155.4 acres south of Spreckels Boulevard. The property is currently utilized for agricultural purposes and includes fields, storage buildings and other structures.

The application is for a General Development Plan and Administrative Permit to allow the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities. The project site encompasses approximately 4.5 acres (excluding the softball field and the soccer field) located approximately 0.32 miles southwest of Spreckels Boulevard. The majority of the project site is currently utilized for agricultural purposes (i.e., test crop production) and is located in the western area of the T & A Industrial Park.

The housing project will be occupied primarily during the Salinas Valley harvest season from April through November. In the off-season the housing will either be vacant or occupied by at most 40 employees. Tanimura & Antle Fresh Foods, Inc. (T&A) proposes to use the housing for its agricultural employees, and the housing will be designed to accommodate between 200 and 800 individuals. Each two bedroom, two bathroom apartment unit will be suitable to house eight H2A Visa workers, i.e. seasonal employees who reside permanently outside the United States. The H2A Visa recruits do not come to the U.S. with automobiles, as T&A provides the transportation to and from the country of origin and the facility. Depending on T&A's labor needs, the apartments may also be available to local agricultural employees at a conventional occupancy. T&A will provide bus transportation between the facility and the ranches where the employees work.

Eight two story dormitory style buildings will be located on approximately 4.5 acres on the western portion of the parcel. The project includes interconnecting pathways, outdoor recreation facilities, a fire access roadway around the perimeter of the buildings and new landscaping. A store providing staples and groceries, but not alcohol, has been added to the project in an existing building located at the Phase II parking lot. The store is limited to serving the needs of T&A employees.

Traffic/Parking: The applicant has submitted a traffic analysis evaluating the anticipated traffic associated with the project either at a full occupancy of H2A Visa residents, or with 200 of the residents having automobiles. A total of 79 parking spaces have initially been designated on the site plan, since transportation will be provided by T&A to the seasonal workers. Should 79 parking spaces not meet the parking needs of the occupants, the site plan shows a Phase II parking lot that can be developed for up to an additional 121 parking spaces. T&A has enough parking available on its premises to accommodate parking for 100% of its employees.

Recreation: The project will incorporate existing softball field and soccer field as shown on the site plan. Outdoor tables and barbecue grills will be included in the open/green space between

apartment buildings. The occupants will also have access to all the onsite T&A employee recreation facilities, including the gym, indoor hockey rink and basketball area. Finally, there is direct access from the site to the Salinas River levee and environs.

Water: Water service to the subject property is provided by Spreckels Water Company. T&A's affiliate owns and operates Spreckels Water Company, which is in process with State Water Resources Control Board of bringing an additional well into service to increase source capacity. The new well would be located northeast of the intersection of Fifth Avenue and Llano Avenue in Spreckels on property that is currently owned by the Tanimura family (see Figure 7). Spreckels Water Company will lease or purchase the land where the well will be located.

Wastewater: The subject property is served by the Spreckels Wastewater Treatment Facility (WWTF). The WWTF was originally developed and operated by Spreckels Sugar Company to serve the Spreckels Sugar factory operations and the other uses in the town of Spreckels. The ownership of the treatment facility devolved to Spreckels Industrial Park LLC, an affiliate of T & A. The treatment facility was subsequently transferred to an interim operator (Smith) who subsequently transferred it to California American Water Company, who currently owns and operates the treatment facility. It appears that the treatment facility, with appropriate revisions to the waste water treatment process and to the operating permit, can treat the additional loading from the proposed project.

Drainage: Currently the 155.4 acre industrial park is approximately 20% impervious (32.8 acres). Currently, the site stormwater systems drains to a collector sump and is pumped directly to the Salinas River during the winter rainy season. In the summer, the sump diverts dry weather flow to an onsite percolation pond for infiltration. The applicant has submitted a Preliminary Drainage Analysis that provides the methodology that will be used to calculate the size of the new on-site storm drainpipes, outlines the required stormwater mitigations and identifies the facilities that will meet the design and regulatory requirements. The analysis concludes that the proposed project will safely and effectively convey stormwater runoff from a variety of storm events. The project will control erosion, roadway runoff, infiltrate stormwater, and prevent flooding of existing and proposed new buildings via a network of pipes, overland release and an existing stormwater percolation pond.

Grading: Fill will be placed on the site in order to elevate the buildings such that drainage is away from the structures. The applicant's geotechnical report recommends that, prior to placement of fill, all loose or otherwise unsuitable soils be replaced with engineered fill. It is estimated that there would be approximately 500 cubic yards of cut and 11,500 cubic yards of fill (11,000 cubic yards net fill). The fill would be obtained from two areas of stockpiled soil material on the site. Grading will be balanced within the property. There will be no off-site hauling required.

Construction Activities: The duration of construction is expected to be approximately six months from issuance of permits. Construction hours are 7 am to 5 pm. No truck trips will be necessary for the grading phase as the soil will be balanced on the T & A property. The number of workers will vary throughout construction and will range from 10 to 100 workers at any given time.

Fire Protection: Currently, fire protection services to the subject property are provided by the Spreckels Community Service District (Spreckels CSD) and the Monterey County Regional Fire District (MCRFD). However, the subject property is not located within the MCRFD service area. Therefore, a contract between the Monterey County Regional Fire District (MCRFD) and the Spreckels Community Service District (Spreckels CSD) is required for fire protection services. MCRFD and the Spreckels CSD have entered into discussions regarding the proposal to enter into an Agreement for fire protection services for that portion of the Spreckels CSD that includes the subject property.

Figure 1: VICINITY MAP

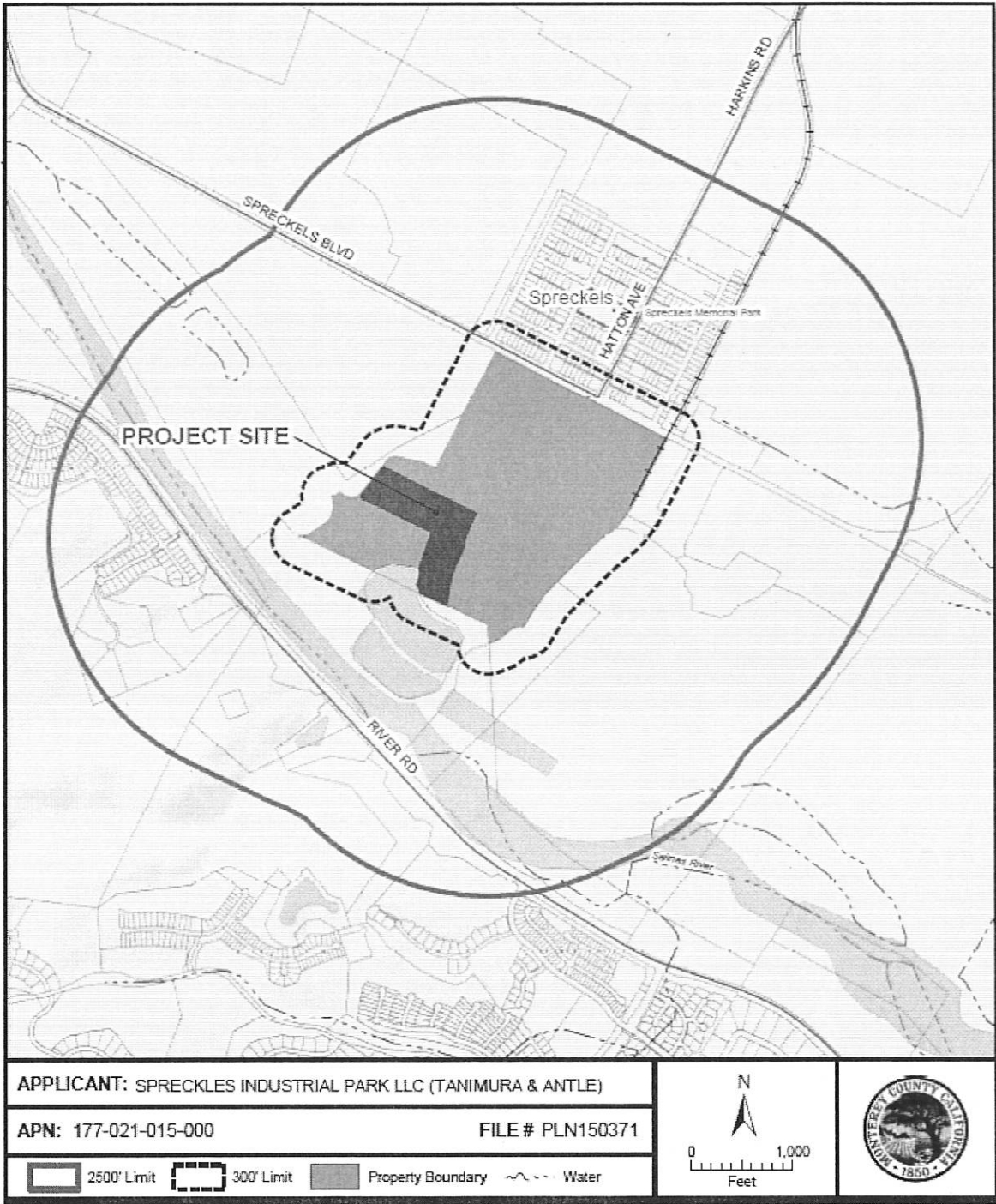


Figure 2: SITE PHOTOGRAPH



Figure 3: AERIAL SIMULATION

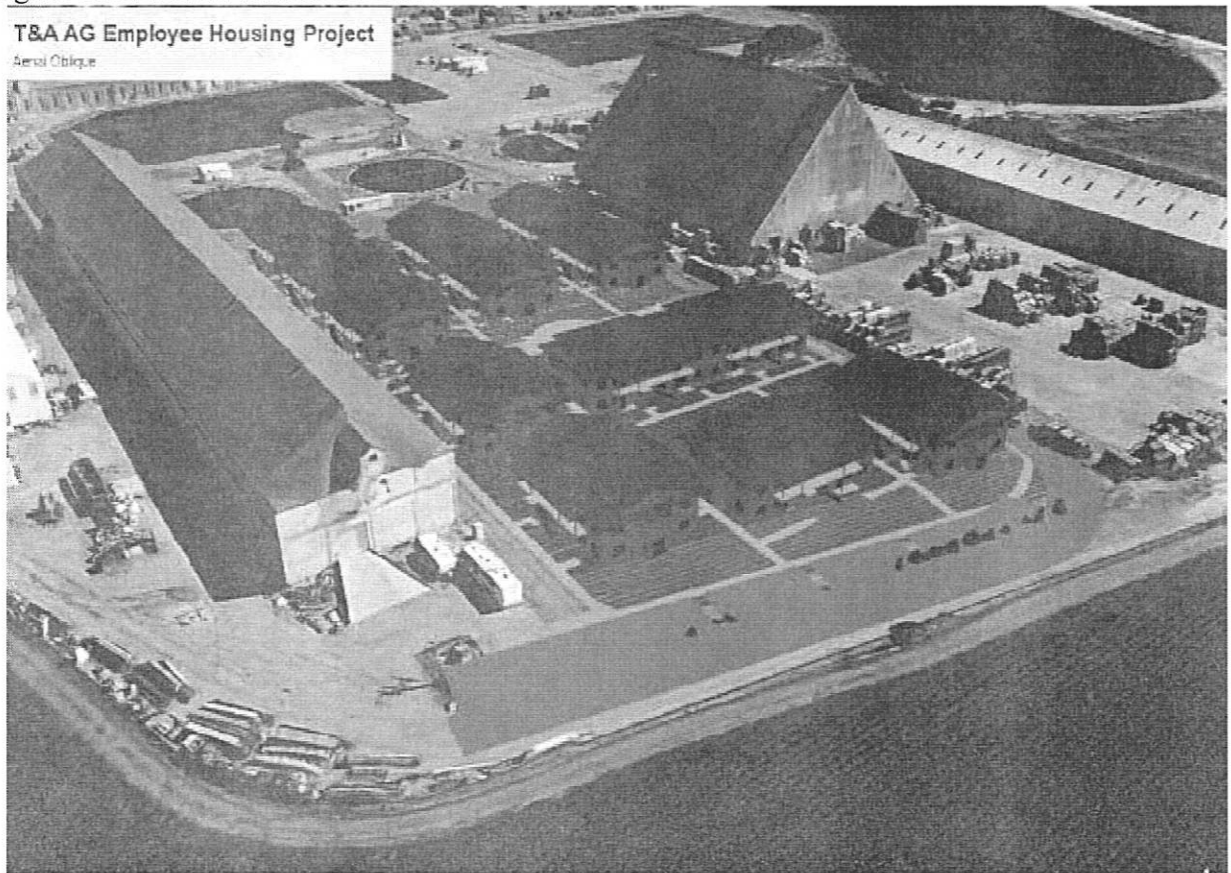


Figure 4: CONCEPTUAL PLAN

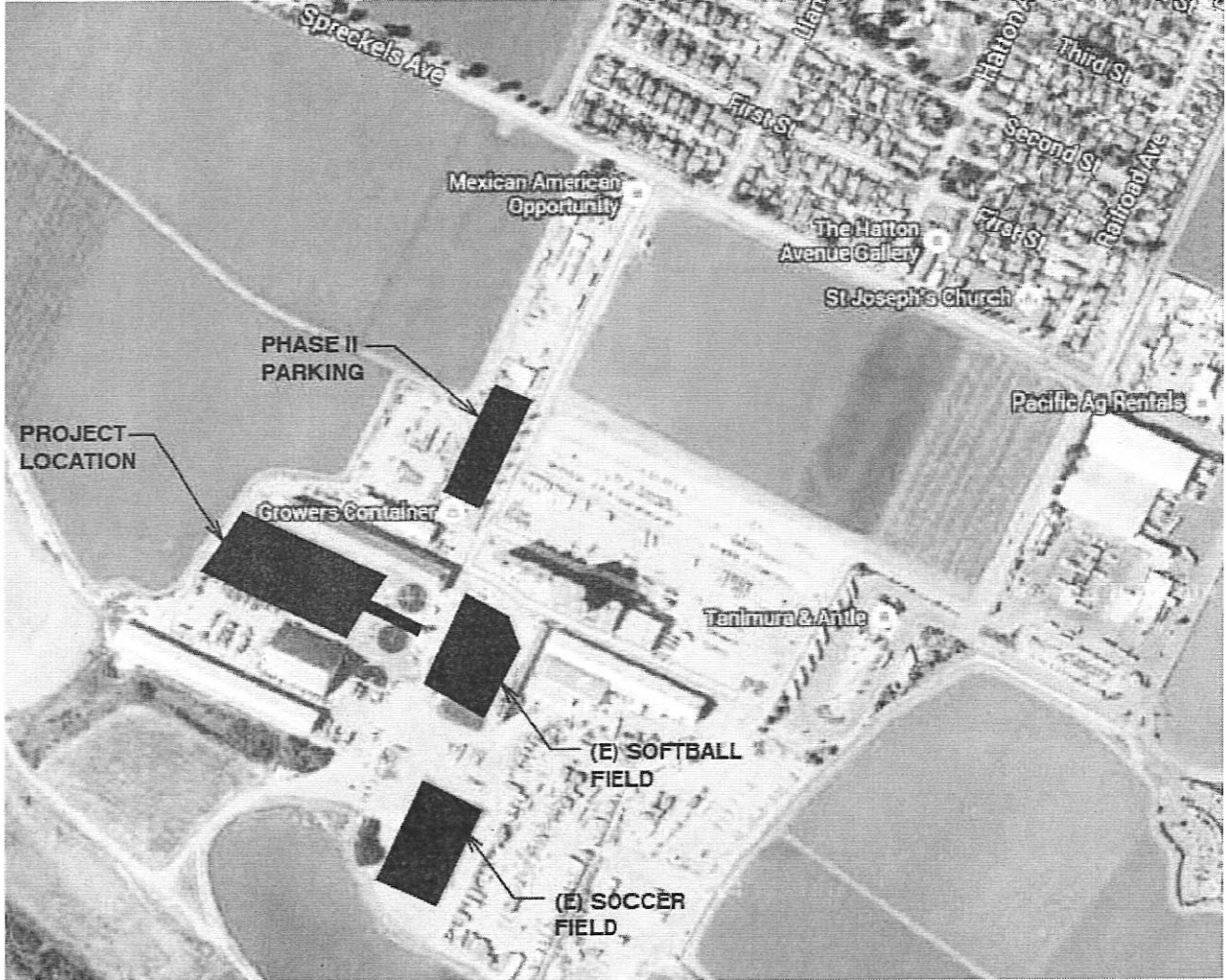


Figure 5: SITE PLAN

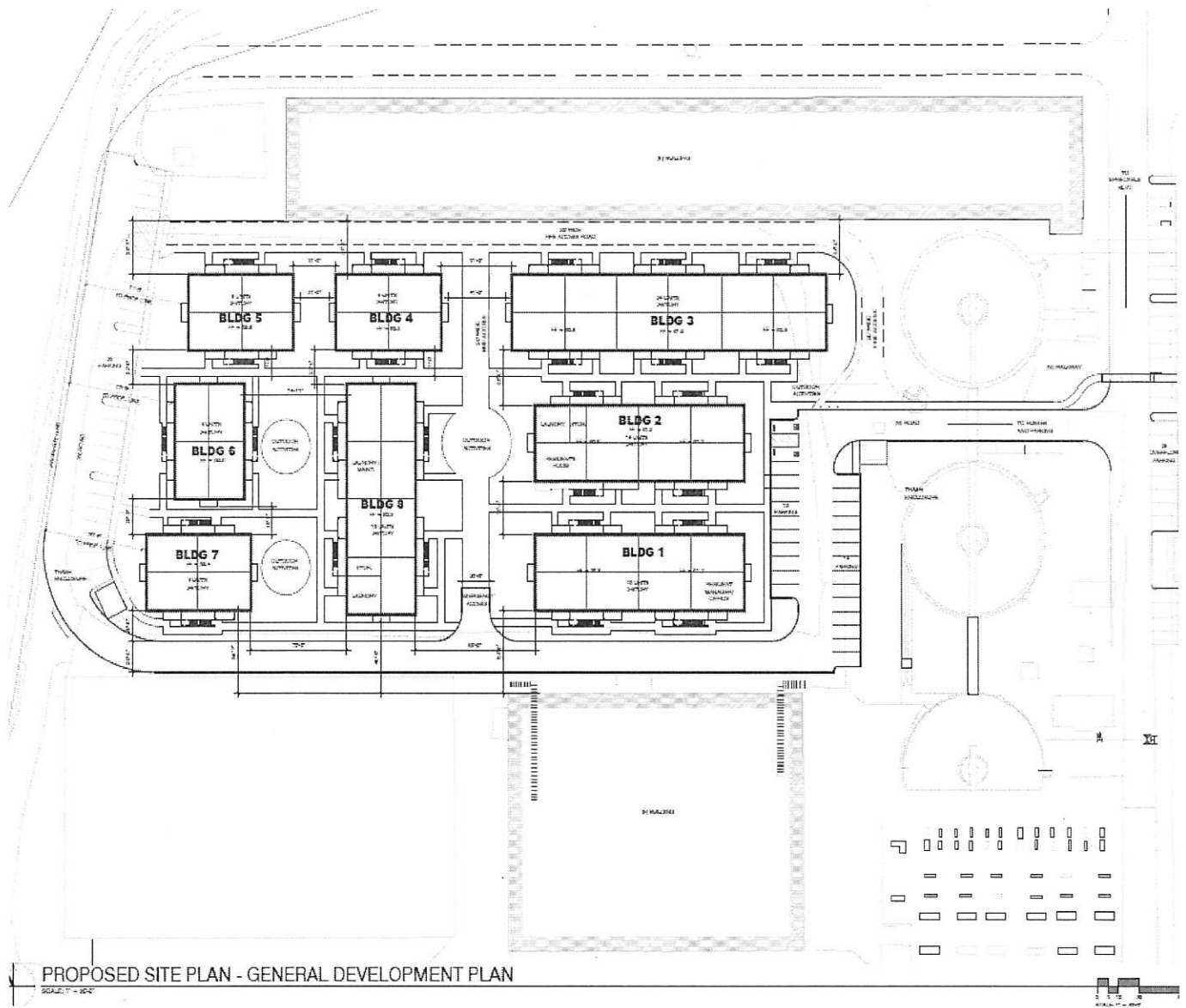
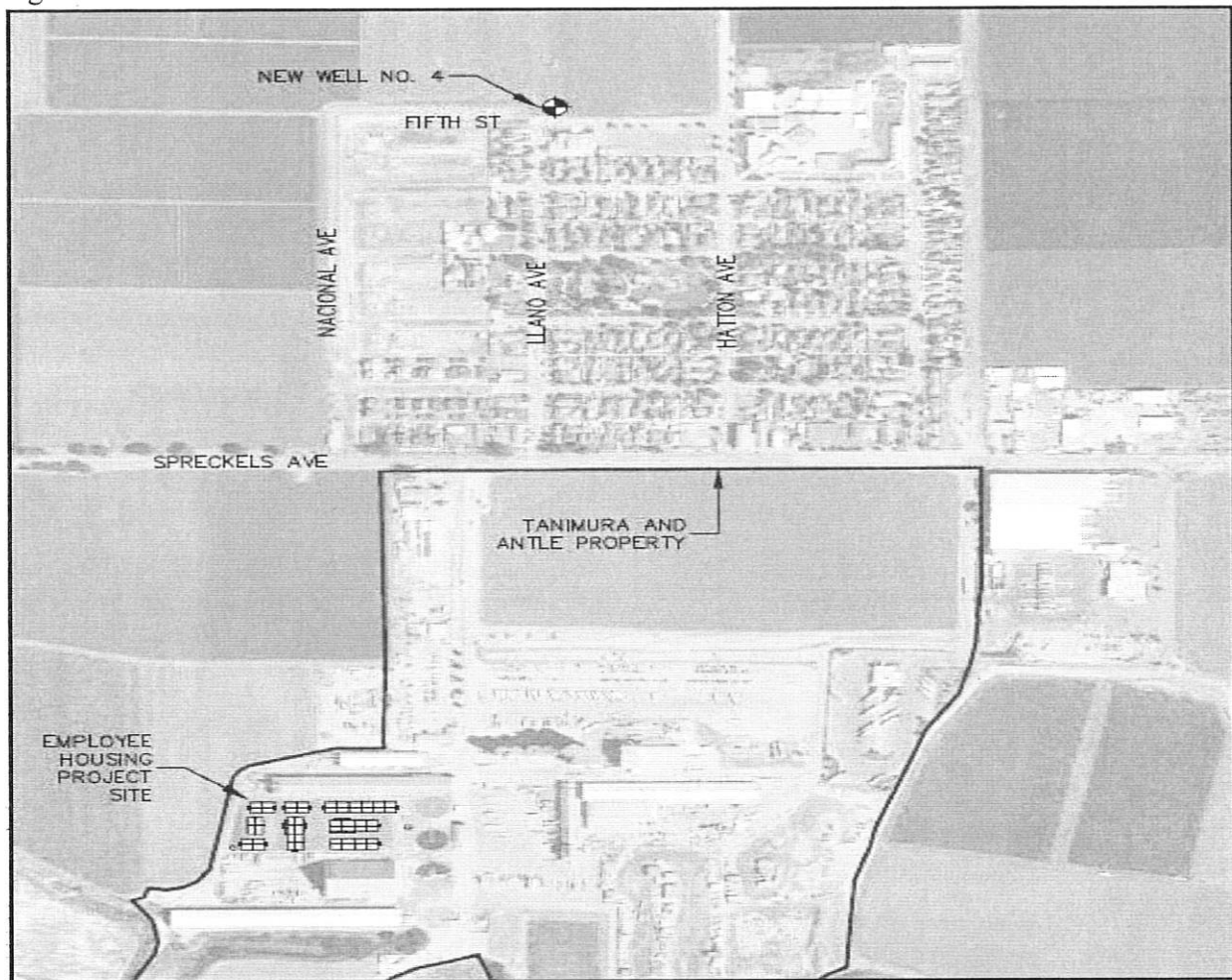


Figure 7: LOCATION OF NEW WELL



NEW WELL LOCATION
SPRECKELS WATER COMPANY
SPRECKELS, CALIFORNIA

WE
5 / 2 2 / 2 0 1 5
Sheet 1 of 1

Project No.: 3339.00


1"=500'

B. Surrounding Land Uses and Environmental Setting: The 4.5 acre project site is bordered by existing buildings to the north and south, three existing fire protection ponds to the east, and agricultural fields to the west. The project site is located between an altered 1934 concrete and steel warehouse building and a 1972 steel framed, and corrugated metal shed which is used for box storage.

Figure 8: SURROUNDING USES

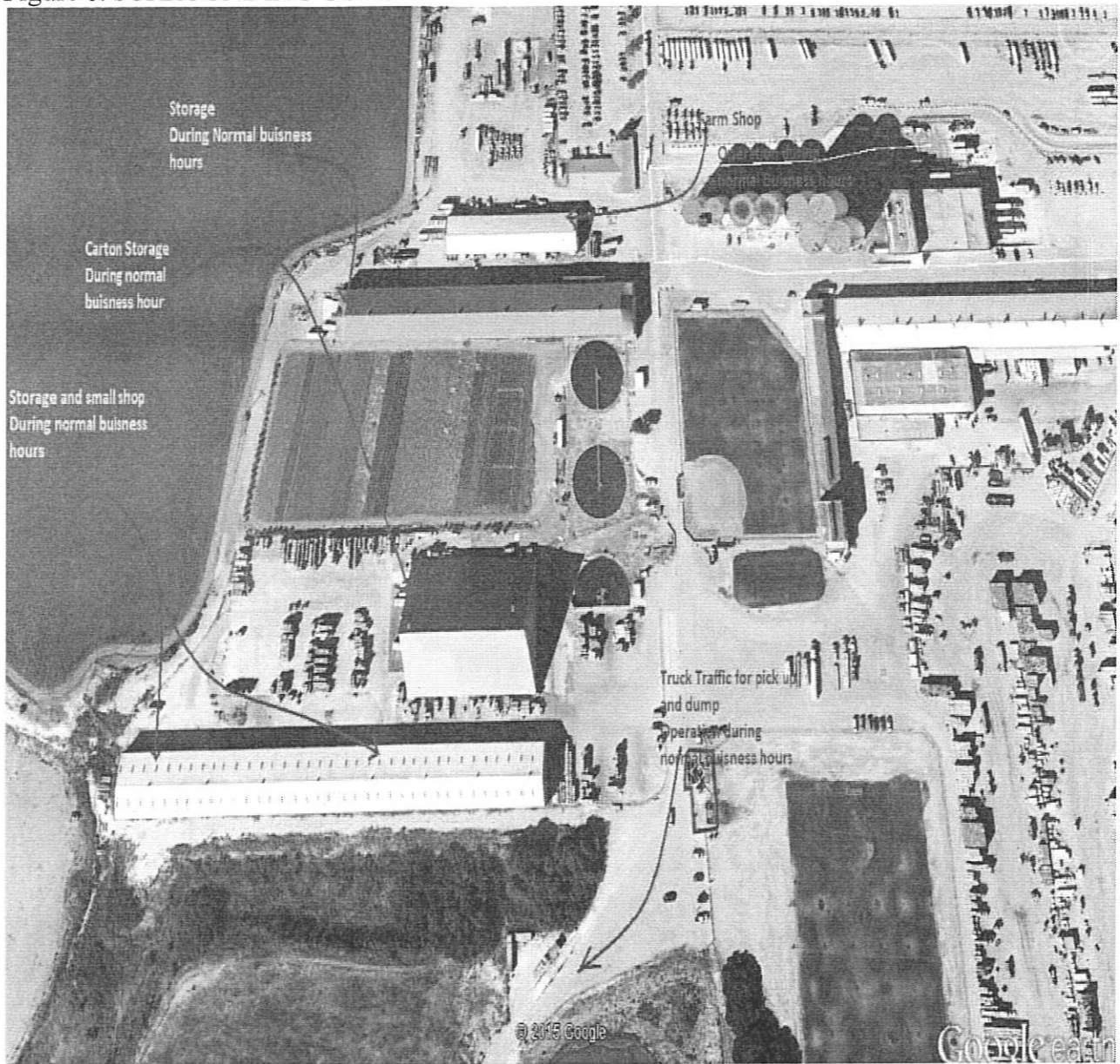
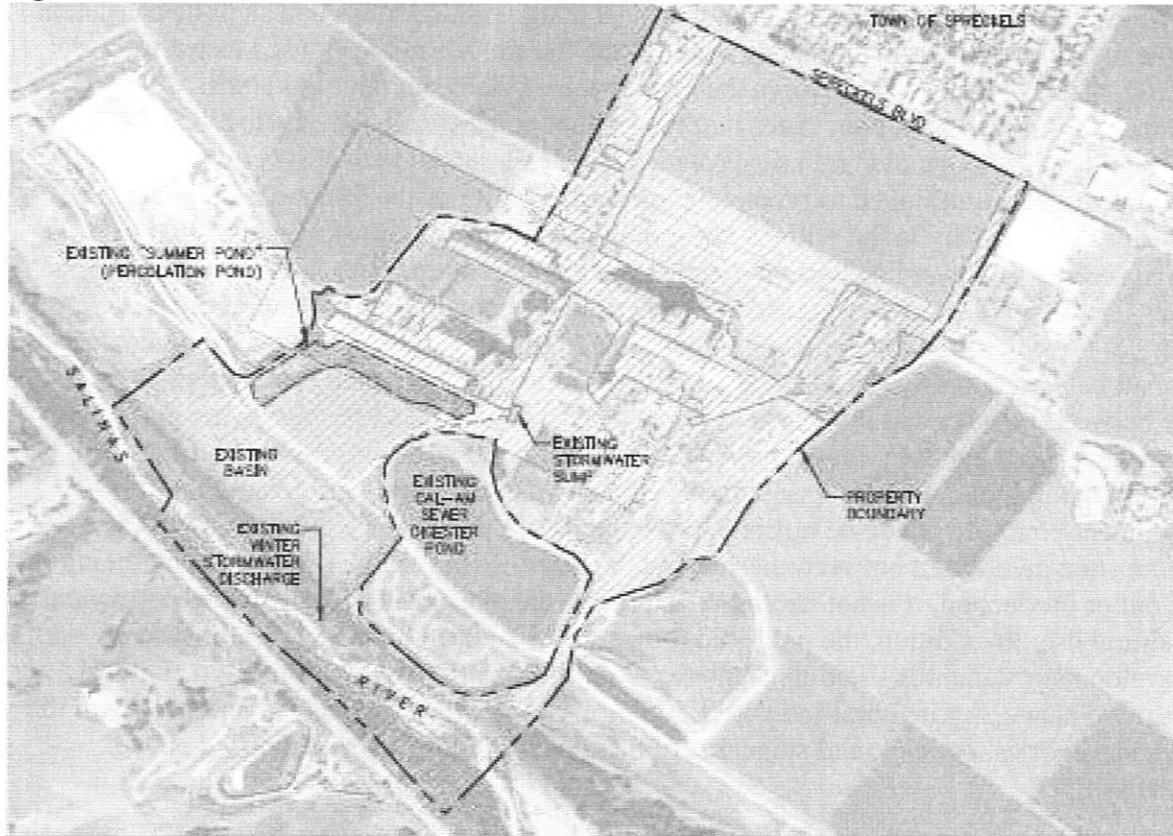


Figure 9: SURROUNDING USES



- C. **Other public agencies whose approval is required:**
- State Water Resources Control Board
 - Central Coast Regional Water Quality Control Board

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	<input checked="" type="checkbox"/>	Air Quality Mgmt. Plan	<input checked="" type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
Water Quality Control Plan	<input checked="" type="checkbox"/>	Local Coastal Program-LUP	<input type="checkbox"/>

General Plan/Area Plan

County staff reviewed the proposed project for consistency with the 2010 General Plan and the Greater Salinas Area Plan. The project proposal consists of the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities. The project site was previously used as part of the Spreckels Sugar Factory and is

currently used for test crop production. General Plan Policy AG-1.6 states that such projects shall be located to minimize the conversion of viable agricultural lands and shall be consistent with the nature of the surrounding land uses. Since the site has not been used as productive farmland, the project does not involve the conversion of viable agricultural lands. Policy GS-1.8 in the Greater Salinas Area Plan states that the subject property may be developed as agriculturally related commercial uses provided the development includes a comprehensive development plan, is designed to protect the riparian corridor of the Salinas River, does not deteriorate water quality in the Salinas River or area groundwater, preserves the Walnut trees along Spreckels Boulevard and is compatible with the agricultural activities on the adjoining parcel. The project has been designed to meet each these conditions. Greater Salinas Area Plan Policy GS-1.9 states that development on the subject property may be approved provided that the uses shall be agriculturally oriented industrial uses, a development plan is prepared, an effective buffer between the uses and the Town of Spreckels is provided, and farmlands are placed into permanent agricultural use (where applicable). Since the project will provide housing for agricultural employees, it is an agriculturally oriented use. The application includes a development plan. An adequate buffer is provided due to the distance to town as well as existing structures that are located between the site and the town. Since viable farmland is not being taken out of production, it is not necessary to require the placement of farmland in permanent agricultural use. In addition, the proposed project has also been reviewed for consistency with the development standards listed in Monterey County Code (MCC) Section 21.24, Title 21, Zoning Ordinance, Agricultural Industrial Zoning District. The proposal is consistent with the land use categories, policies, and standards of the plans and ordinances identified above.

CONSISTENT

Air Quality Management Plan

The applicable Air Quality Management Plan (AQMP) addresses the attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). The Monterey Bay Unified Air Pollution Control District (MBUAPCD) incorporates the Association of Monterey Bay Area Governments (AMBAG) population and housing forecasts in its preparation of regional air quality plans, and consistency of a project with the regional population and employment forecast would result in consistency of the project with the applicable AQMP. AMBAG prepares new population and employment forecasts for the three-county area approximately every 3-4 years. The three-county area includes San Benito, Monterey and Santa Cruz counties. These forecasts provide a common planning base for the regional air quality management plan, regional transportation plans, regional water quality improvement plans, and other regional planning programs. The current AMBAG forecast, air quality guidelines, and AQMP are the following: 2014 Regional Growth Forecast, adopted by AMBAG on June 11, 2014 [(also known as the Regional Growth Forecast for Population, Housing, and Employment (2014)]; CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008; and the 2009 – 2011 Triennial Plan Revision to the *2008 Air Quality Management Plan for the Monterey Bay Region*, adopted April 17, 2013. Section IV.3 (Air Quality) discusses whether this particular project conflicts or obstructs implementation of air quality plans, violates any standard or contributes to air quality violations, results in cumulative non-attainment of ambient air quality standards, exposes sensitive receptors to pollutant concentrations or creates objectionable odors affecting many people. Based on the county's population information and land use categories, pending, and approved projects, the proposed project is considered consistent with AMBAG'S 2014 Regional Growth Forecast. **CONSISTENT**

Water Quality Control Plan

The project is consistent with the 2010 General Plan and AMBAG'S 2014 regional population and employment forecast. The Regional Water Quality Control Board (RWQCB) incorporates these documents in its preparation of regional water quality plans; therefore, the proposed project is consistent with the Regional Water Quality Control Plan. Section IV.9. (Hydrology and Water Quality) discusses whether this particular project violates any water quality standards or waste discharge requirements, substantially depletes groundwater supplies or interferes substantially with groundwater recharge, substantially alters the existing drainage pattern of the site or area or creates or contributes runoff water which would exceed the capacity of existing or planned storm water drainage. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

- 1) Biological Resources. The project will not impact biological resources because it will not have a substantial adverse effect to protected habitats, species, or conflict with applicable local, State or Federal protection policies and regulations. The project is located on a 155.4 acre property that contains buildings and operational equipment for an on-going agricultural processing facility. The property is surrounded by active agricultural lands to the north and south of the property, to the east is the Town of Spreckels, a historic residential subdivision, west is the Salinas River. Based on County resources maps and the California Native Diversity Database, the property is not located within an area known to have species of species concern. The project is over 1,500 feet away from the edge of the Salinas River, and will not impact any riparian habitat that may occur within the river area. **NO IMPACTS** (Section IX – References; 1, 2, 3, 4, 6, 7)
- 2) Land Use/Planning. The project will not impact Land Use and Planning because it does not divide an established community, nor conflict with applicable land use plan policies, regulations, or habitat conservation plans. The employee housing project site is located between two storage and processing buildings which exists as part of the on-going agricultural processing facility on the property, and therefore, will not physically divide the nearby community, the Town of Spreckels. Also, pursuant to resources maps, the project is not located near, nor will impact, any habitat conservation plan area.

The property is designated in the 2010 General Plan and Monterey County Zoning Ordinance as “Industrial” and zoned “Agricultural Industrial” (“AI-D”). Sections 21.24.030 and 21.24.050.M of the Zoning Ordinance allows for employee housing with a discretionary permit and a General Development Plan. Policy GS-1.8 of the Greater Salinas Area Plan addresses commercial development projects on industrial properties near the Town of Spreckels. The policy requires a comprehensive development plan for development, the protection or avoidance of development impacting the Salinas River, the preservation of walnut trees along Spreckels Boulevard, compatibility with adjacent agricultural activities, and to provide an effective buffer between the development and the Town of Spreckels.

Although the project is not considered commercial development, the project is consistent with the policies. The project is over 1,500 feet away from the Salinas River, and so the project will not impact the Salinas River. The owners, Tanimura and Antle, currently own or manage the properties which contain the walnut trees along Spreckels Boulevard which the ownership has been and will continue to actively maintain the trees. Therefore, the project will not impact the on-going preservation of the walnut trees along Spreckels Boulevard. The project is located over 1,600 feet from the Town of Spreckels, and the project is sited between two existing structures; and therefore, will create a buffer between the project and the Town of Spreckels. **NO IMPACTS** (Section IX – References; 1, 2, 3, 4, 7)

- 3) Mineral Resources. The project will not impact mineral resources because it does not result in a loss of mineral resources. Based on County resources maps, no mineral resources have been identified nor would be affected by this project. **NO IMPACTS** (Section IX – References; 1, 2, 3, 6, 7)

B. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Bob Schubert, AICP

Date

Senior Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects

like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and

- b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The overall project site is located within an area zoned "AI-HR-D" (Agricultural Industrial with Historic Resources and Design Review Overlay Districts). The site is developed with a number of buildings and uses related to the agricultural operations of the applicant throughout the County. The area designated with the "HR" (Historic Resources) Zoning Overlay (See Figure 9) contains buildings that are part of the old Spreckels Sugar Company; these buildings are located southerly of the proposed project site. The overall site, the proposed project site and the existing buildings are visible from Spreckels Boulevard –the only public road and public viewing area in the area– at a distance of approximately 2000 feet.

Conclusion

Aesthetics 1 (a) and (c) – No Impact

The project site is not located within a designated scenic vista. The proposed buildings would be located between two existing sizeable and tall buildings on the northern edge of the project site; the proposed buildings are two-story high and lower than the existing buildings. One of the existing buildings would provide a significant backdrop to the proposed buildings. The visibility of the proposed buildings from Spreckels Boulevard is illustrated in Figure 10 below. The proposed landscaping plans (Figure 11) include the planting of a number of evergreen trees which would further diffuse the visibility of the buildings; this is consistent with Policy GS-3.2 of the Greater Salinas Area Plan which requires that native plant materials be used to integrate the man-made environment with the natural environment and to screen or soften the visual impact of new development. The proposed buildings would not create an additional building profile against the sky nor add to the visibility of the site or the existing buildings from public viewing areas (Spreckels Boulevard).

Figure 10: Visibility from Spreckels Boulevard

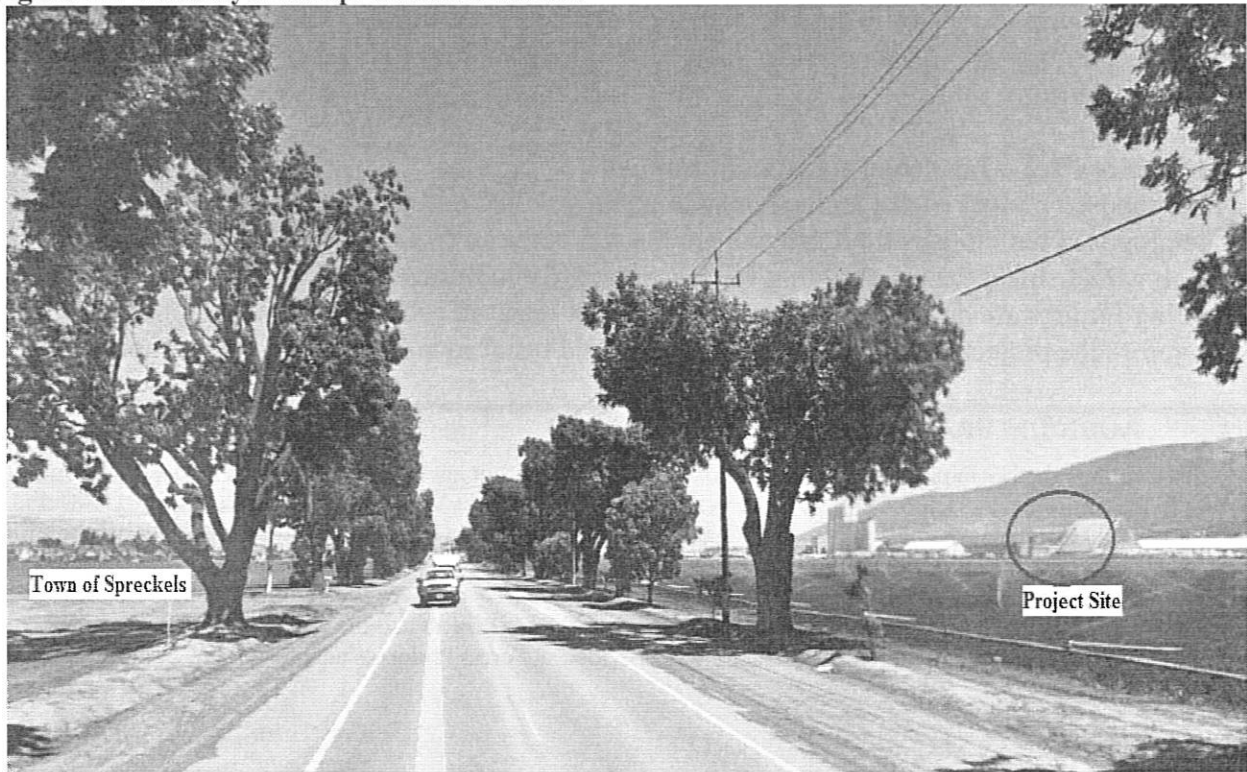
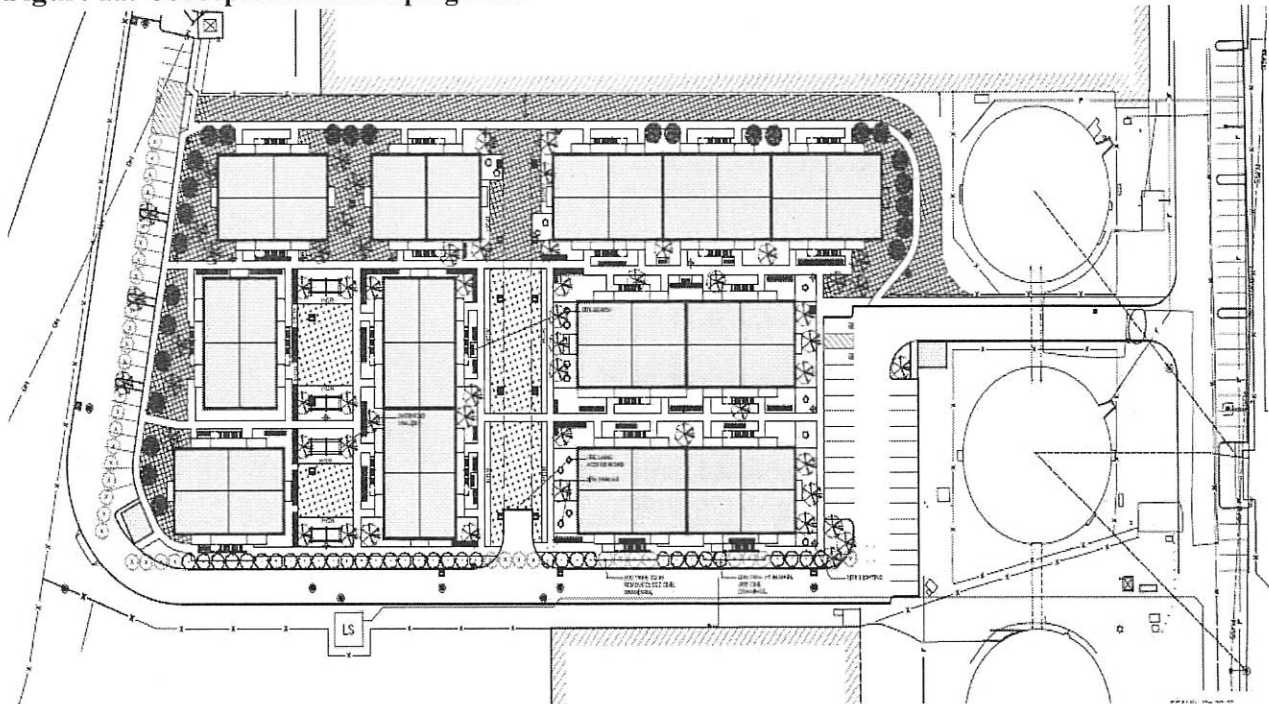


Figure 11: Conceptual Landscaping Plan



Aesthetics 1 (b) – No Impact

The area designated with the “HR” (Historic Resources) Zoning Overlay District is located centrally within the overall project site. The proposed project site and buildings are located on the northern edge of the overall site. These buildings are separated from the proposed project site

by an existing softball field, access road, parking areas and underground water storage tanks. These areas provide a significant buffer to the proposed building site. Therefore, the proposed project would not affect the buildings or area designated with the Historic Resources Zoning Overlay District.

Aesthetics 1 (d) – Less than significant impact

The proposed project would include outside lighting would add new lighting source to the area. The proposed buildings and project site are located between two existing and sizeable buildings which would shield the new lighting source. Standard conditions of approval require that the lighting fixtures are down lit. The project would not result in excessive upward lighting or glare. Therefore the project and new lighting source would result in less than significant impact.

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The overall project site is located within an area zoned “AI-HR-D” (Agricultural Industrial with Historic Resources and Design Review Overlay Districts). The site is developed with a number of buildings and uses related to the agricultural operations of the applicant throughout the County. The project site is not located in an area designated as Prime or Unique Farmland or Farmland of Statewide importance; the site is not part of a Williamson Act Contract. The site is not designated as forest land, or area for timberland production.

Conclusion:

Agricultural and Forest Resources 2 (a) (b) (c) (d) and (e) – No Impact

Development of the proposed project would not result in the conversion of Prime or Unique Farmland or Farmland of Statewide Importance to non-agricultural use. The project would not conflict with any Williamson Act contract. The project would not conflict with zoning for forestland or timberland areas or timberland production; nor would it result in the loss of forest land or conversion of forest land to non-forest use. Therefore, the project would not impact any of these resources.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 5, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 5, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 2, 5, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 5, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 5, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 5, 6, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Monterey County, along with Santa Cruz County and San Benito County, make up the North Central Coast Air Basin (NCCAB), which is regulated by the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The MBUAPCD is required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. The NCCAB is in attainment for all National Ambient Air Quality Standards (NAAQS) and for all California Ambient Air Quality Standards (CAAQS) except O₃ and PM₁₀. The primary sources of ozone (O₃) and respirable particulate matter (PM₁₀) in the NCAAB are automobile engine combustion. To address exceedance of these CAAQS, the MBUAPCD has developed and implemented several plans including the 2005 Particulate Matter Plan, 2007 Federal Maintenance Plan, 2008 Air Quality Management Plan (AQMP) and the 2012 Triennial Plan Revision to the 2008 AQMP.

Monterey Attainment Status to National and California Ambient Air Quality can be found in the following chart (Source MBUAPCD 2013):

Pollutant/Standard	Monterey County Attainment Status	
	NAAQS	CAAQS
Ozone (O ₃)	Attainment/Unclassified	Nonattainment
Carbon Monoxide (CO)	Attainment/Unclassified	Attainment
Nitrogen Dioxide (NO ₂)	Attainment/Unclassified	Attainment
Sulfur Dioxide (SO ₂)	Attainment	Attainment
Respirable Particulates (PM ₁₀)	Attainment	Nonattainment
Fine Particulates (PM _{2.5})	Attainment/Unclassified	Attainment

The MBUAPCD Air Quality Significance Thresholds can be found in the following chart (Source MBUAPCD 2008):

Pollutant	Mass Daily Thresholds	
	Construction Thresholds	Operation Thresholds
NO _x	-	137 lbs/day
VOC	-	137 lbs/day
PM ₁₀	82 lbs/day (on-site)	82 lbs/day
PM _{2.5}	N/A	N/A
SO _x	-	150 lbs/day
CO	-	550 lbs/day
Pb	N/A	N/A

California Emissions Estimator Model (CalEEMod) was used to estimate the potential impacts of implementation of the project and help in determining if construction and/or operation thresholds would be exceeded. CalEEMod* estimated that the project would produce the following emissions on a per day basis:

Construction – lbs/day				
NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
83	69	0.08	23.8	14.6
No Threshold	No Threshold	No Threshold	Below Threshold	N/A
Operation – lbs/day				

NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
4.1	204.4	0.08	27.2	26.7
Below Threshold	Below Threshold	Below Threshold	Below Threshold	N/A

***The full CalEEMod calculations are in the project file (PLN150371) and can be reviewed at the RMA – Planning Department.**

3(a) and (b) – No Impact

The project would not conflict with or obstruct implementation of the Monterey Bay Unified Air Pollution Control District’s (MBUAPCD) air quality plan, violate air quality standards, or result in cumulatively considerable net increase of any criteria pollutant. The project was reviewed for consistency with the Monterey Bay Unified Air Pollution Control District’s (MBUAPCD) CEQA Air Quality Guidelines for the Monterey Bay Region. The proposed project complies with the requirements of this plan. In addition, ozone emissions for the project are accommodated in the emission inventories of the Air Quality Management Plan and will not have a significant impact on the attainment or maintenance of ozone Ambient Air Quality Standards.

3(c) and (d) – Less Than Significant Impact

While the NCCAB is in “non-attainment” status for PM₁₀, implementation of the project will not result in a net increase of any criteria pollutant or exceed quantitative thresholds established for construction or operation. Therefore, the project will not result in significant construction-related air quality impacts.

3(e) and (f) – No Impact

The nearest sensitive receptor is approximately 1,500 feet east of the project site, the Town of Spreckels, which is a historic residential district. Spreckels has an elementary school, approximately 3,000 feet from the project site. The property currently is used as an agricultural processing facility for T&A which includes on-going trucking, storage buildings and manufacturing related to T&A agricultural produces. Due to distance of the project to the Town of Spreckels, and the existing operations on the property, the temporary construction and on-going operations proposed by the project will not impact sensitive receptors.

Additionally, the proposed project, once in operation, will not be impacted by the on-going agricultural processing facility that will surround the 100 unit apartment structures. The units are sited between two buildings used for vehicle storage and the manufacturing of shipping boxes. These buildings are not known to emit emission that would be harmful to the residence of the units.

4. BIOLOGICAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See the Evidence portion within Section IV of this study.

5. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 8c)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries? (Source: 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Cultural Resources (a, b, c, d) - Less Than Significant.

The project site is within the former Sugar Factory Complex, which directly related to the historical significance of the Town of Spreckels. As the site exists today, it functions as a large industrial park with few historical features remaining. To the north and south of the Project Site are two existing warehouses that are used for storage and box manufacturing. The 1989 earthquake caused significant damage to the historical buildings onsite, requiring many to be demolished in 1993, including the Sugar Factory itself. Because of the significant loss of both historic and physical integrity, the remaining buildings that are located on either side of the project site are not considered historically significant and do not qualify for listing on the National, California, or Monterey County Register of Historic Places. Therefore the project would result in less than significant impacts to historical resources.

This parcel has not been surveyed for cultural resources, and is not required to have a survey conducted pursuant to Monterey County Code, as the parcel is located in a “low” archaeological sensitivity area. Previous reports conducted for the adjacent parcels and neighboring parcels in the vicinity have all resulted in negative findings for prehistorical archaeological resources, concluding that none of the materials frequently associated with prehistoric cultural resources were found during field reconnaissance. There are no identified prehistoric archaeological sensitive sites or paleontological resources recorded within 1.5 kilometers of the project site. Additionally, the project site has been previously disturbed for the use of row crops which involves tilling of soil at least three feet in depth and other forms of ground disturbance. A standard practice of Monterey County is to add a condition of approval to projects in these areas stating that if, during the course of construction, cultural, archaeological, historical, or paleontological resources are uncovered at the site, work shall be halted until a qualified archaeologist can evaluate the resource. This standard condition will be applied to the project. Therefore, impacts to paleontological and archaeological resources are less than significant.

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source:IX.8.b pgs. 5-6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking? (Source: IX.8.b pgs. 5-6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source:IX.8.b pgs. 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source:IX.8.b pg. 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: Source:IX.8.b pgs. 14-15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: IX.8.b pgs. 6-7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: IX.8.b pg. 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (No septic proposed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Geology and Soils (a) i, ii – Less than Significant

Of some concern are active faults which have tectonic movement in the last 11,000 years and as such are called Holocene Faults and potentially active faults. The most active is the San Andreas Rift System (Creeping Segment), located approximately 16.0 miles to the northeast. It has the greatest potential for seismic activity with estimated intensities of VI-VII Mercalli in this location. Other fault zones are the Rinconada Fault Zone, the center of which is located approximately 1.2 miles to the southwest, the Monterey Bay-Tularcitos Fault Zone, approximately 10.3 miles to the southwest, the San Gregorio-Palo Colorado (Sur) Fault Zone, approximately 19.9 miles to the southwest, and the Zayante-Vergeles Fault Zone, approximately 13.7 miles to the northeast.

The below-listed recommendations, as presented in the Geotechnical Report, are standard Best Management Practices and will be implemented during construction as a matter of standard procedure. Accordingly, no Mitigation Measures should be required:

- Prior to placement of fill or surficial construction it is recommended that all loose or otherwise unsuitable soils be processed as engineered fill. The depth of processing is to include the upper 2.5 feet and provide a minimum of one foot of engineered fill below all foundations. Lateral area extent of processing should include the building pads and on grade structures (eg. patios, porches, pavement, etc.).
- The base of all excavations and over-excavations are to be inspected by the Soils Engineer prior to further processing, steel or form placement.

Geology and Soils (a) iii – No Impact

The Geotechnical Report which has been drafted for the project has determined: The site soils are considered not susceptible to liquefaction as they are unsaturated and cohesive silts and clays.

Geology and Soils (a) iv – No Impact

The Geotechnical Report which has been drafted for the project has determined: Inspection of the site indicates that no landslides are located above or below the building area and the area is generally not susceptible to slope failure as it is of near level grade.

Geology and Soils (b) – Less than Significant

The Geotechnical Report which has been drafted for the project has determined: Design and construction of the project should fit the topographic and hydrologic features of the site, and notes that standard Best Management Practices employed during construction will adequately avert any substantial soil erosion or the loss of topsoil.

Geology and Soils (c) – Less than Significant

The Geotechnical Report which has been drafted for the project has determined:

- Inspection of the site indicates that no landslides are located above or below the building area and the area is generally not susceptible to slope failure as it is of near level grade.
- The project site is underlain by relatively strong soils. These materials are considered resistant to lateral spreading. As such surface rupture from lateral spreading is considered improbable.
- The area is not within a known Subsidence Zone.
- The site soils are considered not susceptible to liquefaction as they are unsaturated and cohesive silts and clays
- The near surface soils to an approximate depth of 1.5 to 2.5 feet are imported soils or disturbed native soils. These soils possess some capacity to settle under hydraulic loading or compress under load especially when saturated. However this effect is not common in the area.

Geology and Soils (d) – No Impact

The Geotechnical Report which has been drafted for the project has determined:

In general the site soils are or contain silty clays of low-medium plasticity. These soils are typical to the area. Expansivity has not been influential to the existing structure as no deformations attributable to expansive soils were observed. Additionally there are no known problems with expansive soils in the area.

Geology and Soils (e) – No Impact

Septic waste disposal is not proposed for the project.

7. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 2, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 2, 5, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

7(a) and (b) – Less than Significant.

As discussed under Air Quality above, implementation, construction and operation of the proposed project will not exceed established thresholds for air quality emissions. ~~The project is anticipated to generate CO (carbon monoxide) emissions at a level of the about 12% (69 lbs/day) of the construction threshold and 44% (246.6 lbs/day) of the operational threshold. The project will not conflict with any of the applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions. Based on the project emissions generated during construction and operation(s), the project is anticipated to generate greenhouse gas emissions that will have a less than significant impact on the environment as related to greenhouse gas emissions.~~ Gas thresholds for CEQA analysis; therefore MBUAPCD recommends that projects compared using thresholds adopted by neighboring air districts, such as San Luis Obispo. The SLO Air District threshold for Greenhouse Gas emissions (CO₂e) is 1,150 metric tons per year. Using this threshold, the projected project related CO₂e is 473.6 metric tons per year for construction and 516.4 metric tons per year for operations. The overall CO₂e is less than SLO Air District threshold. The project will not conflict with any of the applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions. The project will not exceed recommended thresholds for greenhouse gas emissions, will not conflict with applicable plans, policies or regulations adopted for the purposed of reducing emissions; therefore the project will have a *less than significant*.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: Reference 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: Reference 8.g)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

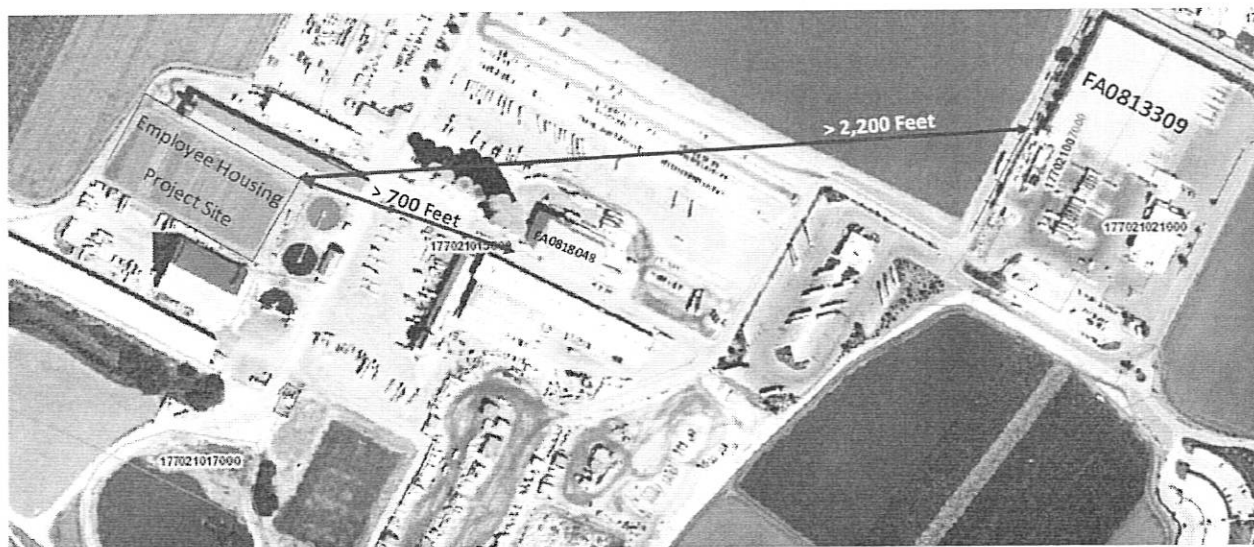
Discussion/Conclusion/Mitigation:

The project site is located within a property/area generally used for agricultural support purposes. The facilities on the property include two separate and distinct ammonia cooler facilities (see Figure 12 below). These cooler facilities are currently required to operate in compliance with the standards found in the California Code of Regulations Title 19, Chapter 4.5, and the California Health & Safety Code, Division 20, Chapter 6.95, Article 2. Additionally, the operator of the cooler facilities must maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code,

Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

One cooler is permitted as EHB Facility No. FA0818048 by the Bureau of Environmental Health and is located approximately 700' from the proposed project site. This facility and associated refrigeration systems contain an aggregate of approximately 15,690 pounds of ammonia and is currently regulated as a California Accidental Release Prevention program (Cal-ARP) Level 2 Risk Management Plan (RMP) facility. The second cooler is permitted as EHB Facility No. FA0813309 and is located approximately 2,200 feet from the proposed project site; this cooler and associated refrigeration systems contains an aggregate of approximately 51,168 pounds of ammonia and is currently registered as a Cal-ARP Level 3 RMP facility. In addition to a RMP, the cooler facilities must have an approved Business Response Plan (BRP). The general requirements of the RMP and BRP follow below.

Figure 12: Location of ammonia cooler facilities in relation to the project site.



In general, an RMP must contain hazards assessment, prevention programs, and an emergency response program to prevent the accidental release of ammonia. The ammonia cooling facilities nearby the proposed project site are currently required to maintain a Cal-ARP Program Level 2 RMP (Facility No. FA08181048) and Level 3 RMP (Facility No. FA0813309) in compliance with California Health & Safety Code and California Code of Regulations. The contents of program Level 2 and Program Level 3 risk management plans are:

Program Level 2 Prevention Programs contain:

- Safety Information
- Hazard Review
- Operating Procedures
- Training
- Maintenance
- Compliance Audits
- Incident Investigation

Program Level 3 Prevention Programs contain:

- Process Safety Information
- Process Hazard Analysis
- Operating Procedures
- Training
- Mechanical Integrity
- Management of Change
- Pre-Startup Safety Review
- Compliance Audits
- Incident Investigation
- Employee Participation
- Hot Work Permit
- Contractors

A Business Response Plan includes the following components:

- Inventory of Hazardous Materials
- Business Contact Information
- Site Map
- Training Plan
- Emergency Response Plan

Conclusion

Hazards and Hazardous Materials 8 (a) – No Impact

The use of the proposed project is for residential purposes and would not require the routine transport or disposal of hazardous materials; the construction of the buildings would require the use of materials commonly used in construction processes and which are regulated through the building code and issuance of construction permits.

Hazards and Hazardous Materials 8 (b) – Less Than Significant with Mitigation

The construction of the proposed project in the vicinity of the existing ammonia cooler facilities would result in a potential significant impact resulting from the hazard to the inhabitants of the project from a potential accidental release of ammonia from the cooler facilities in the vicinity of the project site. Operation of the ammonia cooler facilities consistent with the standards and regulations of State and County codes; and requiring notification to the residents of the onsite ammonia storage and potential risks associated with ammonia release and training on emergency procedures would assure that development of the proposed project results in less than significant impacts from the potential accidental release of ammonia from the existing ammonia coolers.

In order to assure that the potential impacts of development of the project are mitigated to less than significant levels, the following mitigation measures are required:

Mitigation Measure No. 8.1

The applicant shall submit an ammonia storage awareness and notification plan to the Environmental Health Bureau (EHB) for review and approval which includes, but is not limited to:

- Education for employee housing residents regarding risks associated with an ammonia release
- An ammonia detection, monitoring and notification system including an audible alarm at employee housing facility that is distinctly different from a fire alarm
- An emergency notification plan for employee housing residents
- Training for employee housing residents on emergency procedures in the event of an ammonia release provided at initial occupancy and refreshed annually
- An emergency response procedure drill conducted annually within the first month of occupancy each year.

Monitoring Action 8.1.1

Prior to issuance of construction permits, the applicant shall submit a plan to EHB for review and approval.

Monitoring Action 8.1.2

Prior to occupancy, of the employee housing facility, the applicant shall conduct a test of the ammonia detection, monitoring and notification system in the presence of EHB.

Mitigation Measure No. 8.2

In order to reduce the potential risks for the occupants of the proposed project from an accidental release of ammonia from the existing ammonia cooler facilities in the vicinity of the project site, the existing CalARP Program Level 2 Risk Management Plan (RMP) for the cooler identified as EHB Facility FA08181048 must be changed to a Level 3 RMP. The Level 3 RMP shall include the following:

- Process Safety Information
- Process Hazard Analysis
- Operating Procedures
- Training for operators
- Mechanical Integrity
- Management of Change
- Pre-Startup Safety Review Procedures
- Compliance Audits Schedule
- Incident Investigation
- Employee Participation
- Hot Work Permit
- Contractors

Monitoring Action 8.2.1

Prior to occupancy of the employee housing facility, the applicant shall provide evidence to the Environmental Health Bureau that the Risk Management Plan (RMP) for Tanimura & Antle - Spreckels Industrial Park (EHB Facility No. FA0818048) has been amended to reflect a CalARP Program Level 3 compliance status. The amended RMP shall be approved by the Environmental Health Bureau prior to occupancy of the project.

Mitigation Measure 8.3

In order to reduce the potential risks for the occupants of the proposed employee housing facility from an accidental release of ammonia from the existing ammonia cooler facilities in the vicinity of the project site, the applicant shall prepare a Business Response Plan (BRP) for the operation of the cooler facility. The Business Response Plan shall include the following:

- Inventory of Hazardous Materials
- Business Contact Information
- Site Map
- Training Plan
- Emergency Response Plan

Monitoring Action 8.3

Prior to occupancy of the employee housing facility the applicant shall provide evidence to the Environmental Health Bureau (EHB) that the Business Response Plan for the operation of the cooler facility is on file with Hazardous Materials Management Services and reflects the employee housing facility.

The site was previously used as agricultural land; therefore, soils were tested for the presence of agricultural pesticides following Department of Toxic Substance Control (DTSC) guidance (Interim Guidance for Sampling Agricultural Properties, August 2008). Soil sampling took place on June 5, 2015 and was observed by staff from the Environmental Health Bureau's Hazardous Materials Management Services. Specifically, the analysis tested for presence of arsenic and agricultural pesticides. Soil sampling results showed that: (1) no samples exceeded California Human Health Screening Levels for pesticides in residential soil, as determined by the Office of Environmental Health Hazard Assessment (OEHHA); and (2) samples exceeded arsenic levels although background concentration levels were similar indicating that arsenic is naturally occurring and not the result of contamination [note that studies have shown that arsenic levels are relatively high in soils in the Salinas Valley (Chang et. al., November 2004)].

The proposed project includes excavation of soil from two borrow sites elsewhere on the property and the placement of fill on the project site. These borrow sites have previously been used for agricultural purposes; the material has been imported to the borrow sites from the applicant's agricultural operations at various locations. The fill material for the proposed project will need to be sampled in accordance with the Department of Toxic Substances Control's Information Advisory for Clean Imported Fill (October 2001) to confirm soil contamination levels are below California Human Health Screening Levels, as determined by the Office of Environmental Health Hazard Assessment (OEHHA). In the event a borrow site is identified as being contaminated, fill material will not be imported from that site. In order to assure that fill material meets applicable standards from the OEHHA and that development of the project does not result in potential significant impacts, the following mitigation measure is required:

Mitigation Measure 8.4

All soil placed on the project site shall be sampled to determine if there are any hazardous elements present in the soil. The applicant shall submit a soil sampling plan that includes all sources of fill material to EHB for review and approval and pay necessary fees. In the event

a borrow site is identified as being contaminated, fill material shall not be imported to the project from that site.

Monitoring Action 8.4

The sampling plan including all sources of fill material, shall be submitted for review and be approved by the Environmental Health Bureau prior to issuance of any construction permits and prior to importing any fill material to the site. Once approved, an appropriately licensed, CA-registered professional shall complete documentation of the borrow site(s), oversee soil sampling and prepare a comprehensive report to be submitted to the Environmental Health Bureau for review and acceptance.

Hazards and Hazardous Materials 8 (c) and (d) – No Impact

The proposed development is an agricultural employee housing facility which would not emit hazardous emissions or require the use of acutely hazardous materials, substances nor generate hazardous waste. The project site is not included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and therefore would not create a significant hazard to the users, the general public or the environment.

Hazards and Hazardous Materials 8 (e) and (f) – No Impact

The proposed project is not located within an airport land use plan nor within two miles of a public airport or within the vicinity of a private airstrip; therefore the project would not result in any safety hazards for its users.

Hazards and Hazardous Materials 8 (g) and (h) – No Impact

The proposed project site is located adjacent to active farming areas. There are no wildlands in the immediate vicinity of the project site. Therefore, there would be no potential impact from wildland fires on the proposed project.

9. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements? (Source: 6, 8.d, 8.e, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 6, 8.d, 8.e, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion</u> or <u>siltation</u> on- or off-site? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Hydrology and Water Quality 9.(a) – Less than Significant.

The proposed project would not result in discharges that would be regulated or that would potentially violate water quality standards. The project is in close proximity to an Urbanized Area (as defined by the Monterey County Stormwater Ordinance, MCC 16.14) and is subject to providing a drainage impact analysis as described in General Plan Policies S-3.1 through 3.9. MCCC 16.14 and the General Plan require the proposed project to include post-construction stormwater facilities designed to protect water quality and mitigate post-development peak flow discharge.

Wastewater service will be provided by California American Water Company, which currently operates the Spreckels Wastewater Treatment Facility. T & A and its affiliate own additional treatment ponds which are available for expansion of the treatment facility as necessary to accommodate additional sewage generated by the proposed project. It appears that the treatment

facility owned and operated by California American Water, with appropriate revisions to the waste water treatment process and to the operating permit, can treat the additional loading from the proposed project. California American Water has proposed an interim plan to the Central Coast Regional Water Quality Control Board until they obtain the revised permit. T & A is in discussions with the Regional Water Quality Control Board as the adequacy of California American Water's proposal.

Hydrology and Water Quality 9.(b) – Less than Significant.

The project site is located entirely within the Salinas Valley Groundwater Basin, and is located entirely within the benefit assessment zone (Zone 2C) for the Salinas Valley Water Project (SVWP). General Plan Policy 3.1 requires projects to provide proof of a long term sustainable water supply, both in quality and quantity to serve the development. General Plan Policy PS-3.1 finds that projects within Zone 2C of the Salinas Valley Groundwater basin do not need to provide proof of a Long Term Sustainable Water Supply because there is a rebuttable presumption that such water supply exists.

Hydrology and Water Quality 9.(c,d,e,f) – Less than Significant.

Currently the 155.4 acre industrial park is approximately 20% impervious (32.8 acres). The site stormwater system drains to a collector sump and the stormwater is pumped directly to the Salinas River during the winter rainy season. In the summer, the sump diverts dry weather flow to an onsite percolation pond for infiltration. The applicant has submitted a Preliminary Drainage Analysis that provides the methodology that will be used to calculate the size of the new on-site storm drainpipes, outlines the required stormwater mitigations and identifies the facilities that will meet the design and regulatory requirements. The analysis concludes that the proposed project will safely and effectively convey stormwater runoff from a variety of storm events. The project will control erosion, roadway runoff, infiltrate stormwater, and prevent flooding of existing and proposed new buildings via a network of pipes, overland release and an existing stormwater percolation pond (see Figure 10).

Hydrology and Water Quality 9.(g, h, i, j) – No impact.

The property is not located adjacent to the coastline and is not expected to be submit to tsunami or seiche. There are no significant physical features within or adjacent to the project which would result in a mudflow nor were any identified in the geotechnical report prepared for the project. No impacts related to exposure to flood hazards are anticipated as a result of the project. The Monterey County Resources Agency has determined that the project shall be designed to retain the 85th percentile rainfall event and limit peak flow discharge from the site.

10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
See the Evidence portion within Section IV of this study.

11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
See the Evidence portion within Section IV of this study.

12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 4, 7, 8b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 4, 7, 8b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Noise 12(a, b, c, d) - Less than Significant.

The project would involve a site preparation phase, construction phase, and once the project has completed construction, ongoing use as agricultural employee housing. Site preparation and construction is anticipated to span at least 6 months, with working hours running from 7 am to 5pm daily. Any truck traffic associated with the project would utilize a truck route that is commonly used by other trucks generated by the existing industrial operations of the site. A Construction Coordinator will be appointed for the site preparation and construction phase that will be available on a 24 hour basis to address inquiries and emergencies. Their contact information will be posted at the job site in a location that is accessible and visible from public viewing areas. The project does not require or propose any pile driving. It is foreseeable that construction equipment and heavy machinery will be used and may produce noise levels of 85db. The Monterey County Code restricts the use of any machinery that produces a noise level exceeding 85 db measured fifty feet there from the source. The closest noise sensitive receptors to the project are the single family dwellings within the Town of Spreckels located approximately 1,500 feet to the northeast, and a school located approximately 3,000 feet

northeast. At these distances, the noise associated with the site preparation and construction phase may be audible, but their impacts would be less than significant.

The design of the project provides occupants with the outdoor recreational facilities such as barbeque areas and sport fields. These facilities are approximately 1,500 feet from the existing residences in the town of Spreckels and noise is expected to be less than significant. Additionally, the existing bussing of employees to and from worksites will continue with this project.

The project will allow a range of occupancy but is not expected to generated a significant number of new vehicle trips and as a result will not generate a significant amount of additional traffic noise.

Noise 12(e, f) – No impact.

The project is not located within an airport land use plan, or within two miles of a public airport, public use airport, or private airport. The nearest airport is the Salinas Municipal Airport located over 3 miles northeast of the project location; therefore this project will result in no impact.

13. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 6, 8a, 8d, 8e, 8f)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Population and Housing 13(a) Less than Significant.

The project will potentially result in an increase in population in the area of Spreckels. The project will accommodate agricultural employee housing at the project site, and is not anticipated to induce population growth in the surrounding area, including nearby Town of Spreckels. The project will be located within a large existing industrial site, with an existing water source, wastewater facility, recreational facilities, and necessary roads. The project’s water service will be provided by Spreckels Water Company, and wastewater service will be provided by

California American Water Company, which currently operated the Spreckels Wastewater Treatment Facility. It is anticipated that the existing infrastructure for both water and wastewater has the capacity to accommodate the project.

Population and Housing 13(b, c) - No Impact.

The project involves the construction of 100 units for agricultural housing that can accommodate up to 800 workers. The project is located on an existing agricultural field used for testing of new crops. The project will not result in the displacement of existing housing or displace where people live. The project will accommodate agricultural employees that live and work in Monterey County during a temporary 8-6-month period and will help resolve a current lack of housing for such workers.

14. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Public Services 14(a) – Less than Significant.

The subject property is currently located within the Spreckels Community Service District (Spreckels CSD). Pursuant to Government Code Section 61100(d), the Spreckels CSD is authorized by state law to provide fire protection services in the same manner as a fire protection district as defined by the Fire Protection District Law of 1987 (Health & Safety Code Section 13800, et. seq.). Consequently, the Spreckels CSD contracts with the Spreckels Volunteer Fire Company for fire protection services. As part of its response procedure, the Monterey County Regional Fire District (MCRFD) has been a party to an automatic aid agreement with the Spreckels CSD for many years to respond along with the Spreckels Volunteer Fire Company to emergencies on properties located within the Spreckels CSD, including the subject property.

As the automatic aid agreement has progressed between MCRFD and the Spreckels CSD the response rate of the Spreckels Volunteer Fire Company has declined and been delayed due to the remote residency of its members. In a number of responses, recently, the MCRFD has been the only one responding to emergencies. This project poses the potential to require responses from the MCRFD for a variety of emergencies (fires, medical emergencies, etc.) Because the subject parcel also includes existing, large scale industrial occupancies that require advanced, technical response and equipment, the MCRFD needs to have the authority and resources to provide this level of service to the entire parcel. The MCRFD is the only contiguous provider that is guaranteed to provide the necessary response with fulltime staffing 100 percent of the time.

The following mitigation measure will reduce the potential impact to Fire Protection to a less than Significant Level:

Mitigation Measure 14.1

Prior to issuance of any construction permits a contract for fire protection services shall be entered into between the Monterey County Regional Fire District and the Spreckels CSD. The agreement shall remain in effect during the duration of the project or until other alternative solutions are developed.

Mitigation Monitoring 14.2

A copy of the fully executed agreement shall be provided to the RMA Planning Department prior to issuance of any construction permits.

Public Services 14(b) – Less than Significant.

The addition of up to 800 people could result in an increased demand for police protection services. In discussions with the Monterey County Sherriff’s Department it is not expected that this facility will significantly increase the need for police services. It is not expected that this would require additional officers or facilities to provide police services so the impact is Less than Significant.

Public Services 14(c,e) – No impact.

The proposed project will not create the need for new or expanded school or other public facilities. The proposed project’s agricultural industrial use (agricultural employee housing) and compatibility with surrounding land uses signify that any potential impact to these public services will be insignificant, given that adequate public services exist to properly service the area, as evidenced by the County’s interdepartmental review of the project. The project will not place any demand on schools because the project as proposed by the applicant will not include resident children.

Public Services 14(d) – Less than Significant.

See discussion in Section 15(a,b).

15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Recreation 15(a,b) - Less than Significant.

The Tanimura and Antle Industrial Park is over 155 acres in size. Within this project site are multiple existing recreational facilities for T&A employees, and the occupants of this agriculture employee housing will have access to all facilities on site. This includes a soccer field, softball field, indoor hockey rink/basketball court, and gym. The total area of the soccer field and the softball field is 3.74 acres. By comparison State law requires that Subdivisions provide 3.0 acres of parkland for each 1,000 400 residents. The amount of open space being provided for this facility exceeds that which would be required of a subdivision development. Additionally, the project has been designed to include over 14,000 square feet of passive open space between housing units which will be furnished with barbeque pits, benches, picnic tables, and trash cans for the project occupants.

Outside of the project site, the closest park is located in the Town of Spreckels (Spreckels Memorial Park) which is approximately half a mile away. Spreckels Memorial Park amenities include a softball field, playground equipment, and a tennis court. The amenities that are offered at the project site for the agricultural employees far exceed the amenities of Spreckels Memorial Park, therefore it is unlikely that the project's occupants will utilize Spreckels Memorial Park. There are other recreational areas in the region including Monterey County parks and City of Salinas parks. However due to the numerous existing facilities onsite, working hours of the project's occupants, it is not likely that the project would cause a substantial increase in use of Monterey County and/or City of Salinas parks. Therefore impacts to existing nearby neighborhood or regional parks would be less than significant.

16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, 8a)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2, 3, 8a)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 8a)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 6, 8a)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 8a)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Existing Conditions

Currently, during the harvest season, the harvest employees typically begin work between 5:00 and 6:00 a.m. and work until about 3:00 or 4:00 p.m. Depending on which crops are being harvested and other market conditions, they may occasionally work until as late as 6:00 or 7:00 p.m. Harvest employees usually work Monday through Friday and sometimes work on Saturday as well (i.e., usually a half day).

Under existing conditions, seasonal harvest employees (all of whom live off-site) have the option of driving to and parking at the Spreckels site and boarding buses to transport them to the fields or driving directly to the fields in their own cars. Approximately 25% of the employees use the buses (approximately 500 employees), and 75% of the employees drive directly to the fields

(about 1,500 employees). There are currently 42 buses in the T&A fleet, each with a capacity of 48 people. The buses go out to the fields that are being harvested with or without a harvest crew because they transport toilets and shade equipment to the fields. Bus occupancies typically range from one to ten people. With a total bus fleet capacity of 2,016 people, the buses are currently underutilized.

Project Traffic Impact Analysis

The proposed project involves the construction of 100 agricultural employee housing apartment units. The units will accommodate seasonal employees and full-time employees for Tanimura & Antle (T&A). If the 100 units are completely used for season employees, up to 800 seasonal workers (eight people per unit) can be accommodated. Pursuant to the Traffic Impact Analysis (TIA) prepared by Hatch Mott MacDonald, the 800 seasonal employee scenario is considered the “low trip activity” scenario. Under this scenario, 800 seasonal harvest employees will be bused in from Mexico or Arizona in groups as needed to meet harvesting requirements. These employees will not have cars and will be transported to the fields on the existing buses. The existing fleet of buses is expected to have enough capacity to accommodate the employees that will be living on-site.

If the 100 units are completely used by full-time employees, approximately 400 full-time workers (up to four people per unit) can be accommodated. This is the high trip activity scenario. Although the 100 units would accommodate a mix of both seasonal and full-time employees, traffic impacts are assessed based on the worst-case scenario that included 200 residents with vehicles.

It is estimated that the Low trip activity scenario will generate 218 daily trips, with none occurring during the AM peak hour and 48 occurring during the PM peak hour. This includes employee vehicles and buses. Since the employees that will be housed on-site will not have cars and will replace employees that do have cars, the proposed project will result in a reduction of vehicle trips over existing conditions on the local and regional road network. The number of bus trips is expected to remain the same; however, allowance has been made for the addition of two buses, which may be added to allow for flexibility in assigning crews to various fields. Under this scenario, the number of existing vehicle trips will be reduced by approximately 366 daily trips and 40 PM peak hour trips.

The agricultural fields harvested by T&A employees are located within the Salinas Valley, Castroville and San Benito County, with the majority being in the Salinas Valley. The proposed project will not change the distribution of the buses from Spreckels to the fields because the buses will continue to operate in the same way they are now. While the number of trips from off-site employees to Spreckels and to the fields will be reduced, the distribution of off-site employees is also not expected to change with the proposed project.

Pursuant to the TIA, the 400 full-time employee scenario is considered the “high trip activity” scenario. Under this scenario, full-time employees may rent a unit which may be occupied to up to four people per unit. This scenario will be limited to 200 residents with vehicles. The scenario reduces both the number of employees driving to the site to be bused to the fields, as well as the number of employees driving directly to the fields, however, anticipates that other employees housed within the on-site apartments will have personal cars. While only about 5% of

the on-site employees are anticipated to drive from the apartments to the fields, the remaining employees would be transported to the fields on the existing buses.

It is estimated that the High trip activity scenario will generate 738 daily trips, with none occurring during the AM peak hour and 146 occurring during the PM peak hour. This includes employee vehicles and buses. Since some of the employees that will be housed on-site will have cars, the proposed project will result in a relatively modest increase of vehicle trips over existing conditions on the local and regional road network. The number of bus trips is expected to remain the same as under existing conditions. The number of vehicle trips will increase by approximately 154 daily trips and 58 PM peak hour trips.

The trip distribution under the High trip activity scenario will not change the distribution of the buses from Spreckels to the fields because the buses will continue to operate in the same way they are now. While the number of trips from off-site employees to Spreckels and to the fields will be reduced, the distribution of off-site employees is also not expected to change with the proposed project.

Project Consistency with Applicable Circulation Policies

Both trip scenarios will not change the existing level of services for Spreckels Boulevard/Harris Road and Hatton Avenue. Pursuant to the TIA, Spreckels Boulevard/Harris Road and Hatton Avenue, the access roads that the project will mainly affect, operate at an overall acceptable level of Service (LOS) A and side-street operations of LOS B. Policy C1.1 of the 2010 Monterey County General Plan states the acceptable LOS for County roads and intersections may be LOS D, except in Community Areas, existing roads that operate at a LOS D and may be further degraded, or Area Plans that establish an acceptable LOS other than LOS D. The Greater Salinas Area Plan, the planning area where the project is located,⁵ does not identify a different LOS for the area. The circulation policies of the Monterey County General Plan are consistent with Chapter 3 of the 2010 Regional Transportation Plan for Monterey County in regards to LOS.

***The Traffic Impact Analysis prepared by Hatch Mott MacDonald is in the project file (PLN150371) and can be reviewed at the RMA – Planning Department.**

Conclusion:

(a) and (b) – Less Than Significant Impact

Although the “High Trip Activity” scenario increases vehicle trips to the project site, the traffic generated by the project is not anticipated to affect the LOS along Spreckels Boulevard/Harris Road and Hatton Avenue, which is consistent with the LOS policies of the 2010 General Plan and 2010 Regional Transportation Plan for Monterey County. Because the High Trip Activity scenario includes more than 200 residents, the following Mitigation Measure will be imposed on the project to insure consistency with the traffic impact analysis:

Mitigation Measure 16.1

Tanamura and Antle and their assigns shall not allow more than 200 residents with vehicles to live in the residential facility. Tanamura and Antle shall be responsible for monitoring and enforcing this limitation.

Mitigation Monitoring 16.1

Prior to issuance of any construction permits the General Development Plan shall be modified to reflect that that maximum number of tenants with vehicles shall be 200.

(c) thru (f) – No Impact

The property is currently used as an agricultural processing facility which currently provides parking and bus services for employees to and from work sites. The bus services provided by T&A is a viable transportation alternative consistent with the Public Transit Services Goals C-6 in the Monterey County General Plan. The proposed project will not change the traffic pattern, design features or emergency access onto the property. The parking and access surrounding the proposed 100 unit apartment complex for agricultural employee housing needs will not conflict with existing agricultural processing facility operations. Therefore, the project will not impact to traffic or transportations related to safety risks, design features, emergency access and public transit facilities.

17. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2, 3, 6, 8f, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3, 6, 8e, 12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 2, 3, 6, 8e, 9, 12))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 3, 6, 8f, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Utilities and Service Systems 17(a,e) – Less than Significant with Mitigation.

The subject property is served by the Spreckels Wastewater Treatment Facility (WWTF). The WWTF was originally developed and operated by Spreckels Sugar Company to serve the Spreckels Sugar factory operations and the other uses in the town of Spreckels. The ownership of the treatment facility devolved to Spreckels Industrial Park LLC, an affiliate of T & A. The treatment facility was subsequently transferred to an interim operator (Smith) who subsequently transferred it to California American Water Company, who currently owns and operates the treatment facility.

The Central Coast Regional Water Quality Control Board (RWQCB) regulates the WWTP under Waste Discharge Requirements contained in Order No. 99-086. That Order’s Finding 5 states:

“The Discharger submitted a ROWD to discharge up to 265,000 gpd to the 12 acre treatment pond and remaining 17.4 acres of reclamation area (disposal ponds). Based on available engineering data, the Board believes an annual average daily flow limit of 180,000 gallons per-day is justified until additional engineering data is provided justifying a higher amount. The wastewater facilities are currently receiving approximately 70,000 gpd, excluding inflow/infiltration (III). III will be quantified during pending storm periods.”

As stated in the finding, the WWTP is currently receiving approximately 70,000 gallons per day (gpd). It is estimated that the proposed project will generate approximately 48,000 gpd which would bring the total to 118,000 gpd, well below the 265,000 gpd capacity of the WWTP (Monterey County Code, Chapter 15.20, Table C).

However, according to the RWQCB, while the WWTP has been processing 70,000 gpd without creating nuisance conditions, any significant flow increase could alter the WWTP dynamics. Implementation of Mitigation Measure 17.1 will reduce this impact to a level of less than significant.

Mitigation Measure: “The employee housing facility is proposed to receive sewer service from Spreckels Wastewater Treatment Plant (WWTP) which is operated by California American Water. The Central Coast Regional Water Quality Control Board (RWQCB) regulates the WWTP under the Waste Discharge Requirements contained in RWQCB Order No. 99-086. The WWTP shall receive improvements to the existing wastewater processing system including additional aeration in the existing treatment pond and discing/ripping of the existing reclamation ponds at the expense of Tanimura and Antle. Wastewater improvements specific to this project shall be approved by the Regional Water Quality Control Board (RWQCB) and installed to their satisfaction.

Monitoring Action: Prior to occupancy of the farmworker housing project, the improvements to the existing WWTP shall be completed to the satisfaction of the RWQCB. A letter shall be provided to the Environmental Health Bureau confirming that the specified improvements have been completed to the satisfaction of the RWQCB.

~~Prior to issuance of construction permit, Tanimura and Antle and their assignees shall provide evidence to the Environmental Health Bureau (EHB) that RWQCB has reviewed and approved wastewater improvement plans specific to this project. Prior to occupancy, the applicant shall provide evidence to EHB that all wastewater improvements specific to this project have been installed to the satisfaction of RWQCB.”~~

Utilities and Service Systems 17(b) – Less than Significant.

Water - Water service to the subject property is provided by Spreckels Water Company. The applicant has indicated submitted an analysis of the existing water supply capacity of the Spreckels Water Company system and the projected water demand of the proposed project. The analysis concludes that the existing wells have the water supply source capacity to meet the projected demand of the proposed project.

Spreckels currently has 324 connections to the system. The addition of 100 service connections will increase the service area by over 20%. California Code of Regulations, Title 22, Section 6456(a)(5) requires a water system to apply for a permit amendment when expanding their water system by 20% or more.

California Code of Regulations Title 22, Section 64554 requires water systems with less than 1,000 service connections to have the source capacity to meet maximum day demand and the storage capacity equal to or greater than the maximum day demand (MDD) unless the system can demonstrate that it has an additional source of supply or has an emergency source connection that can meet the maximum day demand requirement.

Spreckels existing MDD is 1.57 million gallons. Spreckels has two wells with a total source capacity of 3.1 million gallons per day and no storage capacity. Spreckels is able to meet the source capacity requirement, but unable to meet the storage capacity requirement. To be in compliance with the storage capacity requirements, the Spreckels Water Company is proposing to add a new well. The new well would be located northeast of the intersection of Fifth Avenue and Llano Avenue in Spreckels on property that is currently owned by the Tanimura family (see Figure 8). Spreckels Water Company will lease or purchase the land where the well will be located. Implementation of Mitigation Measures 17.2 and 17.3 will reduce this impact to less than significant.

Mitigation Measure 17.2. The State Water Resources Control Board Division of Drinking Water (Division) will require that the Spreckels Water System apply for and be issued an amendment to their water system permit prior to using the employee housing since:

- the proposed project will expand the distribution system by greater than 20%. The system currently serves 324 connections and the proposed project would add 100 housing units (CA Code of Regulations Section 64556(a)(5).
- the system is unable to meet Maximum Day Demand with the largest source of supply offline.

Monitoring Action 17.2. Prior to occupancy, the applicant shall provide documentation to the satisfaction of the Environmental Health Bureau that the Division has issued an interim approval to operate or an amendment to the Spreckels Water System permit.

Mitigation Measure 17.3. The proposed distribution system expansion of the Spreckels Water Company shall comply with all pertinent sections of the CA Waterworks Standards including but not limited to:

- CA Code of Regulations Section 64570 thru 64578 which specifies requirements for pipeline sizes, materials and installation, including required horizontal and vertical separations between new water mains and pipes carrying non-potable fluids
- CA Code of Regulations Section 64591 which requires all materials that come in contact with the water shall be certified to meet NSF Standard 61 for indirect additives.

Monitoring Action 17.3. Prior to issuance of construction permits that include expansion of the water distribution system, the applicant shall provide documentation to the satisfaction of the Environmental Health Bureau that plans have been reviewed and approved by the State Water Resources Control Board Division of Drinking Water.

Wastewater – See discussion in Section 17(a).

Utilities and Service Systems 17(c) – Less than Significant.

Currently, the site stormwater systems drains to a collector sump and is pumped directly to the Salinas River during the winter rainy season. In the summer, the sump diverts dry weather flow to an onsite percolation pond for infiltration. The applicant has submitted a Preliminary Drainage Analysis that provides the methodology that will be used to calculate the size of the new on-site storm drainpipes, outlines the required stormwater mitigations and identifies the facilities that will meet the design and regulatory requirements. The analysis concludes that the proposed project will safely and effectively convey stormwater runoff from a variety of storm events. The project will control erosion, roadway runoff, infiltrate stormwater, and prevent flooding of existing and proposed new buildings via a network of pipes, overland release and an existing stormwater percolation pond.

Utilities and Service Systems 17(d) – Less than Significant.

The project is located within the Salinas Valley Groundwater Basin, and it is located within the benefit assessment zone (Zone 2C) for the Salinas Valley Water Project (SVWP). This area is considered to have a long-term sustainable water supply. See discussion in Section 17(b).

Utilities and Service Systems 17(f,g) – No impact.

Solid waste from the property is delivered to the Monterey Regional Waste Management Landfill in Marina which has adequate capacity to serve the proposed project. The proposed project complies with federal, state, and local statutes and regulations related to solid waste.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 1, 7) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Based on the analysis throughout this Initial Study, the project does not have the potential to degrade the quality of the environment or substantially reduce the habitat or population of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The project could result in less than significant impacts regarding aesthetics, geology and soils, greenhouse gas emissions, population/housing, transportation/traffic, agriculture, cultural resources, hazards/hazardous materials, public services, utilities/service systems, air quality, hydrology/water quality and recreation. The proposed project does not have any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department’s website at www.dfg.ca.gov.

Conclusion: The project will be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN150371 and the attached Initial Study/Proposed Negative Declaration.

IX. REFERENCES

1. Project Application/Plans
2. 2010 Monterey County General Plan
3. Greater Salinas Area Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008 and 2013.
6. Site Visit conducted by the project planner on May 15, 2015.
7. Monterey County RMA-Planning GIS System and Accela Permit Database: Property Report for APN 177-021-015-000
8. Technical Reports:

- a) *“Tanimura & Antle Agricultural Employee Housing Project, Salinas, California – Traffic Impact Analysis Report,”* prepared by Hatch Mott MacDonald dated June 11, 2015.
 - b) *“Geotechnical Report for the Proposed Housing Development Tanimura and Antle Spreckels Boulevard, Salinas, California,”* prepared by Grice Engineering, Inc., dated May 2015.
 - c) Letters from Kent. L. Seavey dated June 5, 2015 and June 8, 2015.
 - d) *“Tanimura and Antle Employee Housing – Preliminary Drainage Analysis,”* Whitson Engineers, May 2015.
 - e) *“Existing Water Supply Capacity and Projected Water Demands – New Employee Housing Project – Spreckels Water Company”* prepared by Luhdorff & Scalmanni Consulting Engineers dated June 8, 2015.
 - f) *“Wastewater Design Flow Analysis – Proposed Tanimura & Antle Farmworker Housing Project, Spreckels, CA”* prepared by BioSphere Consulting dated June 7, 2015.
 - g) *“Phase II ESA – Soil Sampling Analytical Testing Results – Spreckels Industrial Park, 121 Spreckels Blvd., Spreckels CA”* prepared by Pacific Crest Engineering inc., dated June 10, 2015.
9. Memorandums from Monterey County Environmental Health Bureau dated may 12, 2015 and May 22, 2015.
 10. Letter from Monterey County Regional Fire District dated June 8, 2015.
 11. E-mail message from Tom Kukol, Central Coast Regional Water Quality Control Board dated June 12, 2015.
 12. Letter from State Water Resources Control Board dated May 28, 2015.
 13. CalEEMod Air Emissions Analysis for the Tanimura & Antle Agricultural Employee Housing Project, prepared by Monterey Bay Unified Air Pollution Control District, dated June 12, 2015.
 14. Correspondence from Amy Clymo at Monterey Bay Unified Air Pollution Control District dated June 12, 2015.